

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – July 22, 2009
Fresno City Hall, Room 2165A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Cox at 5:00 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Izzy Einsidler, Commissioner Sandy Cha, Commissioner	Absent:
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of July 08, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. APPROVE AMENDMENT NO. 1 TO THE DISPOSITION AND DEVELOPMENT AGREEMENT AND HOME AGREEMENT WITH ROEM DEVELOPMENT CORPORATION IN THE AMOUNT OF \$1,000,000 FOR DEVELOPMENT OF PALM VIEW GARDENS, A 133-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT

Corrina Nunez, Housing and Community Development Division provided report to Commissioners. Amendment I to the Disposition and Development Agreement (DDA) and HOME Agreement provides for \$1,000,000 in HOME Program funds to Palm View Gardens and an updated budget to reflect \$3,063,433 of State Proposition 1C funds for project infrastructure needs for both senior housing and the transit facility park. Background information regarding the project was provided by Ms. Nunez in her presentation. Commissioner Davoli questioned the project's urban design and how it fits with the City's vision and or priorities. Commissioners were informed that visibility and safety were the main concerns raised during two community meetings. The project maximizes the site to its fullest potential while achieving City open space, housing and transit goals. Commissioner Harrington requested clarification of the project's budget. Tung Tran, ROEM Development, assisted in answering commissioners' questions. Commissioner Bauer Davoli requested the record show her disapproval due to lack of urban design best practices, walkability and lack of data and information showing that the project would enhance the community.

Motion: Motion was made to recommend approval of item D1 by Commissioner Harrington

Second:	Commissioner Singh seconded the motion.
Ayes:	Cox, Rodriguez, Harrington, Singh, Einsidler, Cha
Noes:	Davoli
Abstain:	None

2. RECOMMEND APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO (THE "AGENCY") AND FRESNO HISTORIC CHINATOWN, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION (THE "DEVELOPER"), FOR A .60 ACRE PARCEL AT 730 F STREET (467-073-16) TO CONVEY THE PROPERTY AND FACILITATE THE DEVELOPMENT OF 67 LOW-INCOME APARTMENTS AND ONE (1) MANAGER'S UNIT IN A MIXED USE PROJECT, AND THREE FUTURE DEVELOPMENT PARCELS ON F STREET, G STREET, AND MONO STREET (467-081-16, 467-073-06 AND 467-073-07), IN THE EXPANDED CHINATOWN REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency provided report to Commissioners. Fresno Historic Chinatown, LLC is an entity created by Penstar Development that is a master developer in the Chinatown area. The Agency and the Developer entered into a Memorandum of Understanding (MOU) in March, 2009. The Agency will convey the parcel worth \$158,000 to the Developer. The balance of the funding for the project would come from tax credits and the Proposition 1-C grant. Commissioner Davoli questioned the impact of low income housing in an area that already has a high concentration of poverty. John Raymond explained that studies show that quality affordable housing in low income communities have an uplifting economic effect. Affordable housing benefits the properties that surround the low income housing as well as the residents. Residents tend to stay in the area and have better quality affordable housing available. Commissioner Einsidler requested a rendering of the project. Vice-Chair Rodriguez questioned the podium parking. The building will have 5 stories total; 1 floor of parking and 4 residential. Commissioners requested to be invited to the project ground breaking. Tom Davis, DavCo and Scott Anderson, Fresno Historic Chinatown assisted in answering commissioners' questions.

Motion: Motion was made to recommend approval of item D2 by Vice-Chair Rodriguez

Second: Commissioner Cha seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler, Cha

Noes: None

Abstain: None

3. RECOMMEND APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO (THE "AGENCY") AND AMCAL SUMMER HILL FUND, L.P. A CALIFORNIA LIMITED PARTNERSHIP (THE "DEVELOPER") FOR A 1.39 ACRE PARCEL AT 430 AND 436 B STREET (467-173-12T AND 467-173-15T) AND A 1.52 ACRE PARCEL AT 2150 S. ELM AVENUE (478-074-26T) TO CONVEY THE PROPERTY AND FACILITATE THE DEVELOPMENT OF 49 LOW-INCOME APARTMENTS AND ONE MANGER'S UNIT ON THE COMBINED SITES, IN THE SOUTHWEST GNRA

John Raymond, Redevelopment Agency provided report to Commissioners. The Development Disposition Agreement (DDA) includes a cash contribution from the Agency in the amount of \$2,000,000. The developer will pay the Agency \$450,000 for three parcels. The other public funding in the project will come from tax credit equity, which represents a significant portion of the project financing. One parcel will consists of 22 units, and 28 units for the second parcel, amenities will be featured on both properties. Commissioner Davoli inquired about the type of development that will enhance a community. John Raymond explained that different types of development may benefit an area. The Agency is obligated to use designated amounts of funds for affordable housing in different areas of the City. Commissioner Harrington was concerned with the village concept of the project and the distance between the two sites. Craig Smith, AMCAL explained that both sites will have similar amenities. The community room will be used to provide social services based on the needs of the tenants and a manager's office. Vice-Chair Rodriguez inquired about the number of units. Craig Smith explained that the number of units was limited by the shape of the parcels and the parking requirements.

Motion: Motion was made to recommend approval of item D3 by Vice-Chair Rodriguez

Second: Commissioner Harrington seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Singh, Einsidler, Cha

Noes: Davoli

Abstain: None

E. INFORMATIONAL REPORTS

Claudia Cázares handed out a Notice of Preparation of a Draft Subsequent Environmental Impact Report on behalf of the Redevelopment Agency.

F. COMMISSIONERS' ITEMS

Commissioner Davoli would like to invite Craig Scharton to do a brief presentation on the Downtown Community Revitalization goals.

Vice-Chair Rodriguez requested an update on the status of having a representative from Central California Legal Service attend HCDC meetings.

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **August 12, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:20 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development